



**BURCH KISER
REAL ESTATE, LLC**

Commercial & Industrial Real Estate
Brokerage / Management Services
www.jamesburch.com

Urbana
1010 N Cunningham Ave

Property For: **Sale**



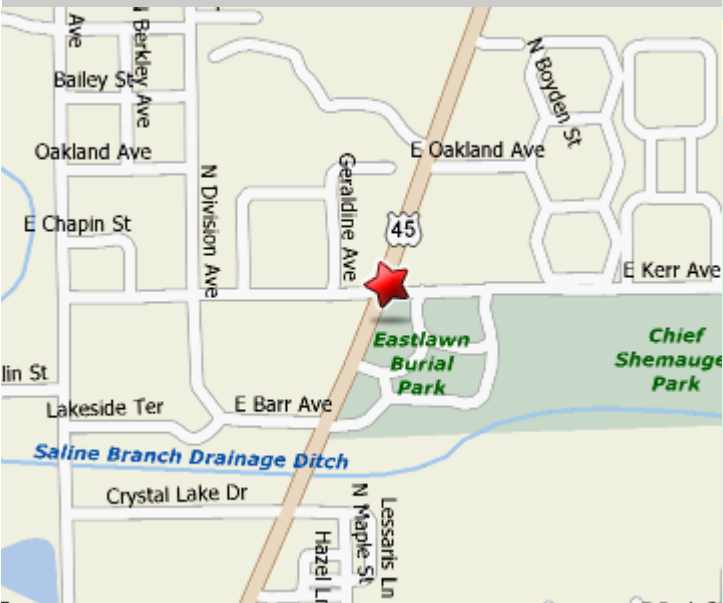
DESCRIPTION

Operate as a Gas Station or Redevelop

Turn-Key Gas Station operation with 6 pumps and a 410 Sq.Ft. building on Cunningham Ave. Excellent visibility, great traffic count, and easy access.

SPECIFICATIONS

Lot Size:	Approx 16,900 Sq.Ft. (.39 Ac)
Building Size:	410 Sq.Ft.
Traffic Count:	22,200
PIN:	91-21-08-279-012
RE Tax:	\$2,950.58 (2007 Pay 2008)
Zoned:	B-3 General Business - City of Urbana
Price:	\$200,000



MORE INFORMATION?

For additional information, please contact James Burch or John Kiser at **217-359-8333**. Burch Kiser Real Estate is the agent for, and therefore represents, the Lessor.